

Board of County Commissioners

Division of Planning & Development

Development Review

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 x2477
FAX: (352) 793-0274 • Website: <http://sumtercountyfl.gov/DevelopmentReview>



Development Review Committee Meeting **February 1, 2010**

Members Present:

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Vice-Chairperson/Development Coordinator, Dale Parrett-Public Works, Dan Hickey-Villages Public Safety, Rolland Shrewsbury, Environmental Health, Derrill McAteer-County Attorney, and Sandy Cassels-Secretary

The meeting convened at 2:03 p.m.

Approval of Minutes:

Mrs. Webb made a motion to approve the minutes from the January 25, 2010, meeting. Mr. Parrett seconded the motion, and the motion carried.

New Business:

VOS – Unit 162 – Major Development – Final Plat Approval

Property Location: Accessed from Buttonwood Run, north of Unit 161/The Villages

Sandy Duchart, Farner, Barley and Associates, Inc., representative for the applicant, was present and requested final plat approval for a 74-lot/2-tract subdivision.

Mrs. Cassels stated the Planning Department's, Clerk's, and Surveyor's comments were standard comments. Mrs. Webb, Mr. Shrewsbury, Mr. Cornelius, Mr. Hickey, and Mr. Parrett had no additional comments.

Mrs. Webb made a motion to recommend approval of the final plat subject to all comments being addressed and the mylar being submitted. Mr. Hickey seconded the motion, and the motion carried.

VOS – Unit 164 – Major Development – Final Plat Approval

Property Location: Accessed from Buttonwood Run, south of Unit 170/The Villages

Sandy Duchart, Farner, Barley and Associates, Inc., representative for the applicant, was present and requested final plat approval for an 84-lot/2-tract subdivision.

Mrs. Cassels stated the Planning Department's, Clerk's, and Surveyor's comments were standard comments. Mrs. Webb, Mr. Shrewsbury, Mr. Cornelius, Mr. Hickey, and Mr. Parrett had no additional comments.

Mrs. Webb made a motion to recommend approval of the final plat subject to all comments being addressed and the mylar being submitted. Mr. Hickey seconded the motion, and the motion carried.

Village Park Center – Major Development – Final Plat Approval

Property Location: Accessed from C-466/The Villages

David Springstead, Springstead Engineering, Inc., and Steve Wiley, Springstead Engineering, Inc. representatives for the applicant, were present and requested final plat approval to develop a 153,196 sq ft commercial development and 158-lot residential subdivision.

Mrs. Cassels stated the Clerk's comments were the final plat must be submitted on mylar paper with all signatures in black ink and the plat could not run with the legal description provided.

Mrs. Cassels stated the Surveyor's comments consisted of the survey provided with the plat meeting Chapter 177 of the Florida Statutes, providing a subtitle and correcting the plat name as it is the same as a previous platted subdivision; providing permanent control points (PCP's) along NE 63rd Loop, including NE 63rd Loop in the description, labeling NE 63rd Drive on sheet 5, labeling the width of NE 62nd Terrace on sheet 3, labeling the street name on the east and south side of Tract "H," dimensioning the easement affecting Lot 1, Block "B" and Tract "A," dimensioning the 10' wide drainage easement between lots 6 & 7, Tract "G," labeling whether the "Tracts" are intended to be blocks or areas for other uses, showing the dimension of the north line of Lot 11, Tract "B", showing the jog distance of Lots 38 & 39, Tract "B," showing the bearings, distances, and curve data for Lots 1 & 2, Block "B," showing the dimension along the east line of Tract "I," extending the centerline of NE 63rd Loop to the centerline of NE 62nd Terrace, and defining the use and purpose of those portions of Tracts that are not lots.

Mr. McAteer's comments consisted of updating the Title Opinion, changing the spelling of "Centre" to be the same as the previous Plat "Center", adding the word "Replat" to the title, adding "Village Park Center" to the "Vicinity Map", labeling C-466 on sheet 2, labeling the lands southwest of C-466 either with the name and the Plat Book and Page or marking as "not platted," and labeling the land lying south of Tract "J."

Mrs. Cassels' comments consisted of updating the Title Opinion, paying the taxes prior to becoming delinquent, providing updated Joinder and Consent forms, adding "replat" in the Certificate of Surveyor, providing a note in the notes section of the plat referencing the Chapter 163 Developer's Agreement, showing the plat name in the Vicinity Map, relocating "prepared by" to the right hand corner of sheets 2-5, the Permanent Reference Marker's (PRMs) are not easily identified, adding PCP's to NE 62nd Terrace & C-466 and NE 63rd Drive & C-466, adding the width of NE 64th Circle and NE 63rd Loop, adding PCP's on NE 63rd Loop, removing the wording "Tract Q" and "Tract C" from the roads, noting if Tracts "L" & "T" no longer apply, noting in the tract table the purpose of the tracts, labeling all lot corners, noting sheet 2 is the key map, providing an engineer's itemized cost estimate for the construction of the uncompleted required improvements, providing a guarantee for one hundred twenty-five percent of the amount, providing all construction permits from required agencies, providing a copy of the final covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities, providing engineers' certified record drawings and construction test results on the required improvements, providing certification of completion by the applicant's engineer, providing required permits from all regulatory agencies, and providing an assurance of perpetual maintenance for all streets and other improvements that are to remain privately owned and maintained.

Mr. Cornelius stated the Chapter 163 Developers Agreement needed to be recorded fourteen days after approval according to Florida Statutes. Mr. Cornelius also explained a new bond is required for this plat, as the previous bond was incorrectly prepared.

Mr. Springstead questioned constructing the subdivision in phases. Mrs. Webb stated the subdivision could be constructed in phases, if the phases are shown on the plat.

Mr. Phillips, project owner, stated the Chapter 163 Developer's Agreement, the Joinder and Consent Forms, and new Certificate of Title will be submitted to the County.

Mrs. Webb made a motion to table the final plat for Village Park Center to allow the applicant to re-submit the required documents and changes to the plat. Mr. Hickey seconded the motion, and the motion carried.

Meeting adjourned at 2:30 p.m.